

Turpie  
&Co



Murieston Vale, Livingston, EH54 9EP

Visit [www.turpies.com](http://www.turpies.com)  
or telephone 01506 668448



# 1



## Murieston Vale, Livingston

**Occupying a prime corner plot within one of Murieston's most sought-after residential settings, this exceptional four-bedroom detached bungalow has been thoughtfully extended and upgraded to create a truly impressive family home. Finished to an outstanding specification throughout, the property offers a highly versatile layout, generous living space, and beautifully landscaped gardens that surround the home.**

A formal front-facing lounge provides an elegant setting for quieter occasions, whilst a spacious dual-aspect living room enjoys a bright and airy atmosphere with direct access to the rear garden. At the heart of the home, the open-plan kitchen and dining room connects effortlessly with both the living room and conservatory, creating a superb hub for family life and entertaining. Both the living room and conservatory open directly onto the rear garden. The bedroom accommodation is equally impressive. The principal suite offers a luxurious retreat, complete with a dressing room and a beautifully appointed en-suite bathroom. A guest bedroom benefits from its own en-suite facilities, whilst two further generous double bedrooms are served by the family bathroom.

Externally, the property enjoys a wonderful setting, enveloped by mature landscaped gardens that provide colour, privacy and interest throughout the seasons.

### *What's special about this house*

- Finished to an outstanding specification throughout, offering stylish and high-quality accommodation.
- Generous and versatile layout perfectly suited to both family living and those seeking the convenience of single-level accommodation.
- Superb open-plan kitchen and dining room flowing seamlessly into the living room and conservatory, creating an ideal space for entertaining.
- Three spacious reception rooms including a formal front-facing lounge, a bright dual-aspect living room and a conservatory with garden access.
- Luxurious principal suite featuring a dressing room and en-suite bathroom.
- Guest bedroom with en-suite facilities. Two further generous double bedrooms, served by a family bathroom, provide flexible accommodation for family members, guests or home working.
- Beautifully landscaped mature gardens wrap around the property, creating a private and attractive setting. Fully enclosed rear garden with direct access from the main living areas, ideal for indoor-outdoor living.
- Detached double garage and extensive driveway offering excellent parking and storage.



















## Location and Amenities

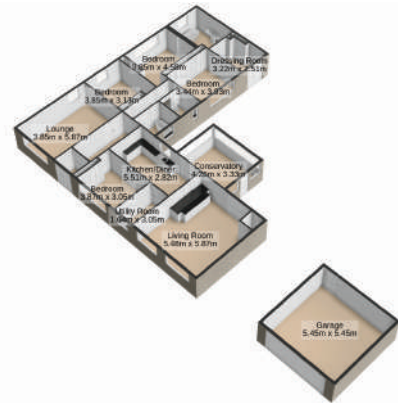
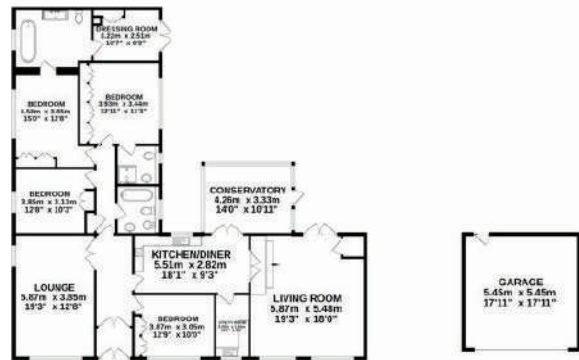
- Livingston offers all social, sport and leisure facilities, including excellent shopping centres and Designer Outlet.
- Mainline rail connections to Edinburgh and Glasgow from Livingston South station (1.4 miles drive, or a 1.2 mile walk).
- Close proximity to the M8 motorway gives easy access to Edinburgh (16 miles) and Glasgow (30 miles)
- National and international flights from Edinburgh Airport - just 12.4 miles away.
- Murieston Trail and other country walks are accessible from the doorstep and perfect for walking and cycling, while Almondell and Calderwood Country Park is a short drive away.

*“Designed to effortlessly accommodate the demands of modern family life, the spacious accommodation flows seamlessly from room to room”*

|                       |                                                           |
|-----------------------|-----------------------------------------------------------|
| Home Report valuation | £600,000                                                  |
| Internal floor area   | 180m <sup>2</sup>                                         |
| School catchment      | Bellsquarry Primary School<br>The James Young High School |
| EPC Rating            | C                                                         |
| Council tax band      | G                                                         |
| Train station         | Livingston South 1.4 miles                                |

### Extras

All floor coverings, light fittings, blinds, integrated oven/hob, dishwasher, washing machine, tumble dryer, fridge/freezer, fridge, freezer, garden hut, garden furniture and garden planters are included



### Dimensions

#### Ground Floor

|               |              |
|---------------|--------------|
| Living Room   | 5.87 x 5.48m |
| Kitchen/Diner | 5.51 x 2.82m |
| Conservatory  | 4.26 x 3.33m |
| Lounge        | 5.87 x 3.85m |
| Utility Room  | 1.64 x 3.05m |
| Bedroom 1     | 4.58 x 3.85m |
| En-suite      | 3.72 x 2.96m |
| Dressing Room | 3.22 x 2.51m |
| Bedroom 2     | 3.44 x 3.93m |
| En-suite      | 2.09 x 1.92m |
| Bedroom 3     | 3.85 x 3.13m |
| Bedroom 4     | 3.87 x 3.05m |
| Bathroom      | 2.09 x 2.31m |
| Garage        | 5.45 x 5.45m |

NOT TO SCALE AND MEASUREMENTS ARE ONLY APPROXIMATE. For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

Turpie  
&Co



Turpie Co

Pioneers in Property



Ava Steele  
Property Manager

Visit [www.turpies.com](http://www.turpies.com)  
or telephone 01506 668448



These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.